

**Landowner Specific Narrative Summary
Plowman Farms, LLC.**

ATXI has been unsuccessful in obtaining an easement from Mr. Joseph Murphy, owner of Plowman Farms, LLC. Plowman Farms owns one tract at issue along the Meredosia to Pawnee segment of the Illinois Rivers Project in Sangamon County, Illinois, internally designated as A_ILRP_MP_SA_021_ROW. As summarized on ATXI Exhibit 2.1, ATXI has contacted, or attempted to contact, Mr. Murphy or his representative on at least 70 occasions, including 14 emails, 19 in-person meetings, 4 letters, 23 phone calls, and 10 voicemails. Mr. Murphy is a member of the Dowson/Thoma group.

Prior to his participation in the Dowson/Thoma group, ATXI presented Mr. Murphy with its initial offer on April 14, 2014. During that initial meeting, Mr. Murphy indicated he would not sign anything, including survey consent, until the appeal had concluded. Mr. Murphy also asked for written confirmation that the Transmission Line would not affect his tractors' GPS, that all guy wires would be temporary in nature, which the agent confirmed for him, and that the Transmission Easement would be limited to the transfer of electric energy. Mr. Murphy informed the agent that his attorney would draft proposed language changes to address his other concerns. In all communications after the initial meeting with the land agent, Mr. Murphy stated that he was not ready to proceed with any negotiations because there was an appeal pending, and that he was waiting on Mr. Darrell Thoma and his other neighbors before moving forward. Mr. Murphy is included in the Dowson/Thoma group counteroffer. ATXI's response to the Dowson/Thoma group counteroffer is discussed in Section VI of my direct testimony (ATXI Exhibit 2.0).

Despite these efforts, over a period of more than a year, the parties have a fundamental disagreement regarding the appropriate amount of compensation for the necessary easements. ATXI will continue to negotiate with Plowman Farms, and the group, to the extent they are

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willing to engage in negotiations with ATXI. However, a voluntary agreement in a time frame supportive of this line segment's in-service date is unlikely, and therefore, ATXI requests eminent domain authority over this parcel.

Agent Checklist with Landowner

1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent BS ✓
2. Initial appointment set for 4/14/14 BS ✓
3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting BS ✓
4. Prepare and review Acquisition documents and maps BS ✓
5. Provide landowner with business card and show Ameren ID badge BS ✓
6. Ask the landowner they received the 14 day letter:
 - a. Ask if the landowner read 14 days letter BS ✓
 - b. Does landowner have any questions regarding letter:

7. Provide/explain the purpose of the project BS ✓
8. Discuss routing and how it affects landowner:
 - a. Provide Fact Sheet about the project BS ✓
 - b. Provide landowner copies of:
 - i. Small scale map of the project
 - ii. Sketch and description of type of facilities/structures
 - iii. Approximate location of facilities
 - iv. Option for Easement including exhibit showing length and width of the easement area
 - v. Memorandum of Option Exhibit B
9. Make compensation offer, provide calculation sheet and explain basis of offer BS ✓
10. Discuss subordination of mortgage, if applicable ☐
11. Complete Construction Questionnaire, including name of tenant, if applicable ☐
12. Provide EMF brochure, if requested ☐
13. Enter initial offers and counter-offers if any, into CLS Viewer. Contact tenant, as appropriate; complete tenant consent form if applicable BS ✓
14. Agent Name (Print and Sign) Beth Taylor 4-14-2014 BS ✓

Tax Id: 33-35.0-100-004, 33-35.0-100-002, 33-35.0-300-004, 33-35.0-300-001

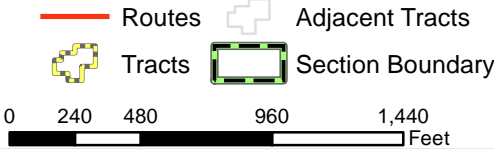


Ameren - Illinois Rivers



Contract Land Staff, LLC
2245 Texas Drive, Suite 200
Sugar Land, TX 77479

For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.



Plowman Farms LLC

Tract No.:A_ILRP_MP_SA_021

Date: 7/10/2015

EXHIBIT "A"

A 9.131 ACRE TRACT OF LAND SITUATED IN THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 13 NORTH, RANGE 7 WEST OF THE 3RD PRINCIPAL MERIDIAN, SANGAMON COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO PLOWMAN FARMS, LLC., RECORDED IN DOCUMENT NO. 2002R76296 OF THE DEED RECORDS OF SANGAMON COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST LINE OF SAID SOUTHWEST 1/4, FROM WHICH A 1/2-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 BEARS SOUTH 00 DEGREES 25 MINUTES 02 SECONDS EAST, A DISTANCE OF 2,577.13 FEET, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:1042754.40, E:2388348.21;

THENCE SOUTH 89 DEGREES 10 MINUTES 05 SECONDS WEST, LEAVING SAID EAST LINE, A DISTANCE OF 2,651.90 FEET TO A POINT FOR CORNER IN THE WEST LINE OF SAID SOUTHWEST 1/4, FROM WHICH A 5/8-INCH IRON PIPE FOUND AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 BEARS SOUTH 00 DEGREES 11 MINUTES 23 SECONDS EAST, A DISTANCE OF 2,571.43 FEET;

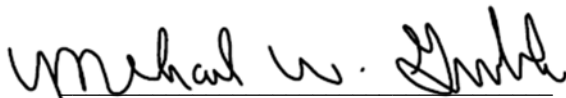
THENCE NORTH 00 DEGREES 11 MINUTES 23 SECONDS WEST, ALONG SAID WEST LINE, PASSING THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4 AT A DISTANCE OF 75.00 FEET AND CONTINUING, ALONG THE WEST LINE OF SAID NORTHWEST 1/4, A TOTAL DISTANCE OF 150.01 FEET TO A POINT FOR CORNER;

THENCE NORTH 89 DEGREES 10 MINUTES 05 SECONDS EAST, LEAVING THE WEST LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 2,650.86 FEET TO A POINT FOR CORNER;

THENCE NORTH 89 DEGREES 18 MINUTES 55 SECONDS EAST, A DISTANCE OF 0.45 FEET TO A POINT FOR CORNER IN THE EAST LINE OF SAID NORTHWEST 1/4;

THENCE SOUTH 00 DEGREES 25 MINUTES 02 SECONDS EAST, ALONG THE EAST LINE OF SAID NORTHWEST 1/4, PASSING THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4 AT A DISTANCE OF 75.00 FEET AND CONTINUING, ALONG THE EAST LINE OF SAID SOUTHWEST 1/4, A TOTAL DISTANCE OF 150.00 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 397,741 SQUARE FEET OR 9.131 ACRES OF LAND, MORE OR LESS.

BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83(2011), WEST ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.



MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 035-002683
STATE OF ILLINOIS PROFESSIONAL
DESIGN FIRM LICENSE NO. 184.006475

DATE: 03/23/2015



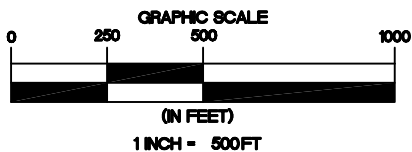
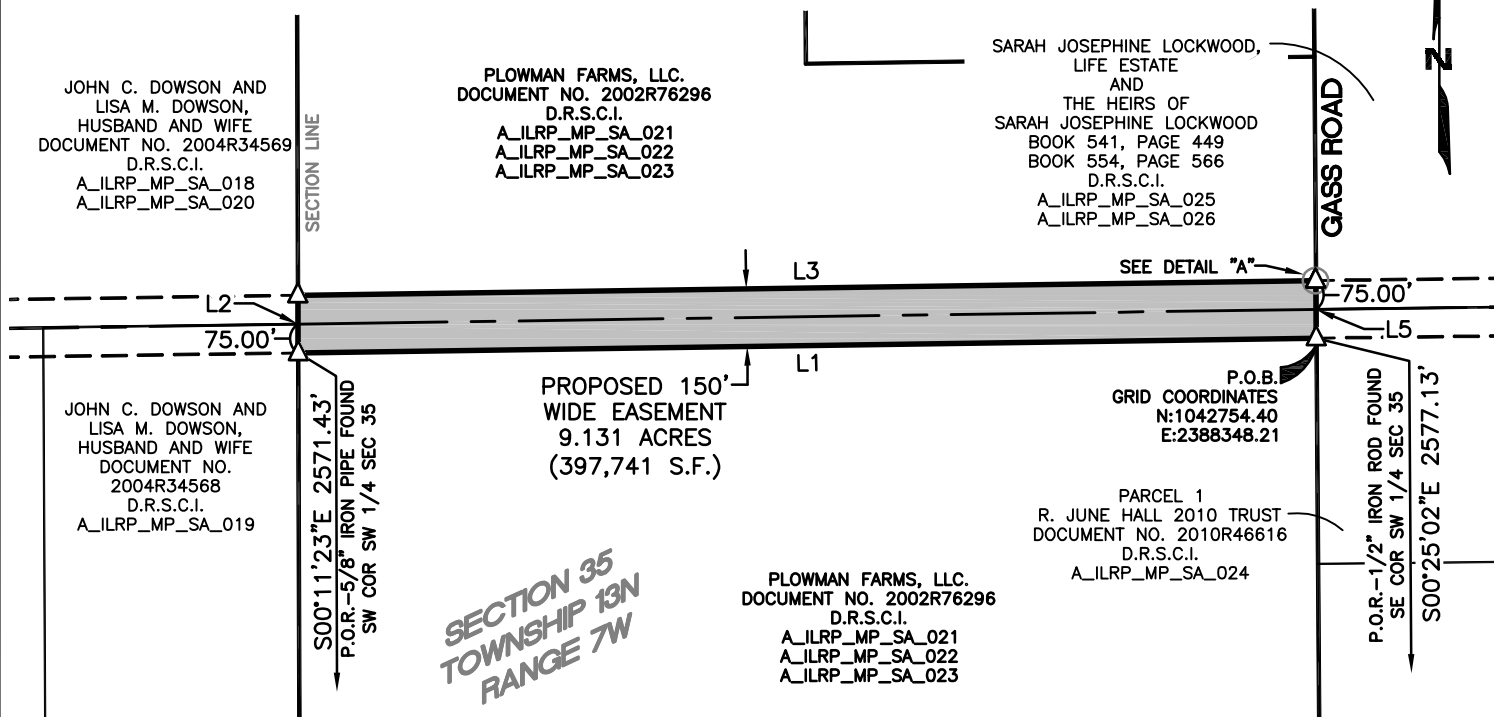


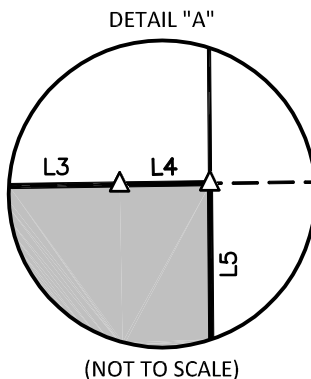
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ATXI Exhibit 2.3 (Part K)

Page 6 of 6

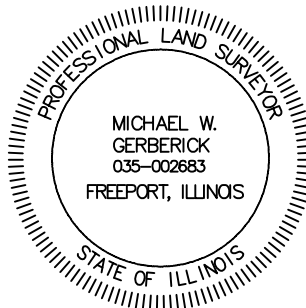


LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S89°10'05"W	2651.90'
L2	N00°11'23"W	150.01'
L3	N89°10'05"E	2650.86'
L4	N89°18'55"E	0.45'
L5	S00°25'02"E	150.00'



LEGEND

D.R.S.C.I.	DEED RECORDS SANGAMON COUNTY, ILLINOIS
P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
△	CALCULATED POINT
---	SECTION LINE
---	SUBJECT PROPERTY LINE
---	PROPERTY LINE
---	PROPOSED EASEMENT CENTERLINE
---	PROPOSED EASEMENT



Michael W. Gerberick

MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
NO. 035-002683 - STATE OF ILLINOIS
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184.006475 - STATE OF ILLINOIS

NOTES:

1. THIS EXHIBIT DOES NOT REFLECT ANY UNDERGROUND UTILITIES, EASEMENT OF RECORD OR OTHER ENCUMBRANCES THAT MAY AFFECT THE SUBJECT TRACT.
2. REFERENCE IS MADE TO THE DESCRIPTION OF EVEN DATE ACCOMPANYING THIS SKETCH.

SHEET 02 OF 02

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 03/23/2015
SCALE: 1" = 500'
TRACT ID: A_ILRP_MP_SA_021
DRAWN BY: JC



150' TRANSMISSION
LINE EASEMENT
MEREDOSIA TO PAWNEE
SECTION 35, TOWNSHIP 13 NORTH, RANGE 7 WEST
OF THE 3RD PRINCIPAL MERIDIAN
SANGAMON COUNTY, ILLINOIS